



City of Santa Barbara
Community Development Department
Summary of High Fire Area Requirements
CBC Chapter 7A

Community
Development
Department
630 Garden Street
805-564-5485

(as amended by SB Ordinance #5440)

Application [701A.3]:

- New structures, additions, alterations, repairs, re-roofs constructed in High Fire Hazard Area

New Roofs & Re-roofs [704A.1]

- Class A, non-combustible minimum (SB Ordinance # 5440)
- Wooden shakes & shingles not allowed
- Any roofing with a space between the roof covering and sheathing shall be fire-stopped OR shall have one layer of No 72 cap sheet over sheathing
- Roof valleys shall be not less than No 26 galvanized sheet gage over 36-inch wide No 72 cap sheet underlayment
- Gutters: gutter guards are required

Attic Vents [704A.2]:

- Shall resist the intrusion of flame or embers, OR
- Shall be screened with corrosion resistant wire mesh with openings not exceeding ¼"
- Eave & cornice vents are not allowed unless designed to resist intrusion of flame or burning embers into the attic

Eave Protection [704A.2.3]:

- Eaves and soffits shall meet requirements of SFM 12-7A-3, OR
- Shall be protected by ignition-resistant material, OR
- Shall be of noncombustible construction on the exposed underside

Exterior Walls [704A.3]:

- Non-combustible or Ignition resistant on the exterior side
- Heavy timber construction
- Log wall construction
- Protected in accordance with Standard SFM 12-7A-1 1

Exterior Wall Vents [704A3.2.1]:

- Shall resist the intrusion of flame or embers, OR
- Shall be screened with corrosion resistant wire mesh with openings not exceeding ¼"

Exterior Glazing [704A.3.2.2]:

- Insulating-glass units with a minimum of one tempered pane
- Glass block units
- 20-minute rated when tested according to ASTM E 2010
- Conform to the performance requirements of SFM 12-7A-21

Exterior Doors [704A.3.2.3]:

- Conform to the performance requirements of SFM 12-7A-21
- Non-combustible construction
- Solid core wood with stiles not less than 1- 3/8" thick & interior panels 1-1/4" thick
- 20-minute rated when tested according to ASTM E 2074
- Fire retardant treated wood (for vehicle access doors only)

Decks/Balconies/Porches/Stairs [704A.4]:

- Ignition resistant materials including passing performance requirements of SFM 12-7A-4 Parts A and B1
- Heavy-timber construction
- Exterior fire retardant treated wood
- Approved non-combustible materials
- Passing performance requirements of SFM 12-7A-4, Part A, 12-7A-4.7.5.1 only with a net peak heat release rate of 25 kW/sft for 40-minute observation period provided items (a) & (b) of 704A.4.1.1(3) are also observed¹
 - Paints, coating, stains, or similar surface treatments are not an approved method of protection
 - Exempt if located more than 10 ft from the primary structure

Protection of Cantilevered Floors [704A.4.2.1]:

- Protected as necessary to maintain the ignition- resistant integrity of exterior walls, OR
- Enclosed to the grade

Underfloor Protection [704A.4.2.2]:

- Underfloor areas shall be enclosed, OR
- Underside of exposed floors, columns, beams, and supporting walls protected by exterior ignition-resistance materials, OR
- Heavy timber construction

Ancillary Buildings [704A.5]:

- Gazebos, carports, patio covers, trellises, arbors, and similar structures shall comply with Chapter 7A requirements